Noble
Residential

Brentwood Road

Romford, RM1 2SB

A rare opportunity to acquire both the ground and first floor flats at the same time in the well converted property ideally located for Romford town centre, Station and Queens Hospital creating the ideal buy to let opportunity. There are two one bedroom flats both with a reception room, seperate kitchens, double bedrooms and bathrooms, additionally they both benefit from parking to the front whilst the ground floor also benefits for a 72 ft rear garden.

£400,000 - Leasehold - Council Tax: B

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Communal Hallway
Entrance door, laminate flooring, doors to ground and first floor flats.

Ground Floor Flat

Entrance Hall
Entrance door, coved ceiling, laminate flooring, radiator.

Reception Room
12'2 x 10'3 (3.71m x 3.12m)
Double glazed window to front, coved ceiling, laminate flooring, radiator, gas fire.

Kitchen
8'7 x 7'7 (2.62m x 2.31m)
Double glazed door and window to side, coved ceiling, tiled flooring, spot lights, boiler, wall and base units, stainless steel single drainer sink, plumbing for washing machine, gas hob oven and extractor, part tiled walls.

Bedroom
9'3 x 8'9 (2.82m x 2.67m)
Double glazed window to rear, coved ceiling, laminate flooring, radiator, storage alcove.

Bathroom
Frosted double glazed window to side and rear, low level WC, pedestal wash hand basin, panelled bath, part tiled walls, tiled flooring, radiator.

Garden
72' (21.95m)
patio area, shed, tap, some work required.

First Floor Flat

Ground Floor Hallway
Entrance door. Laminate flooring, stairs to First Floor Landing.

First Floor Landing
Coved ceiling, access to loft space, cupboard housing boiler, radiator, laminate flooring.

Reception Room
15'6 x 14'7 (4.72m x 4.45m)
Double glazed window, coved ceiling, radiator, laminate flooring.

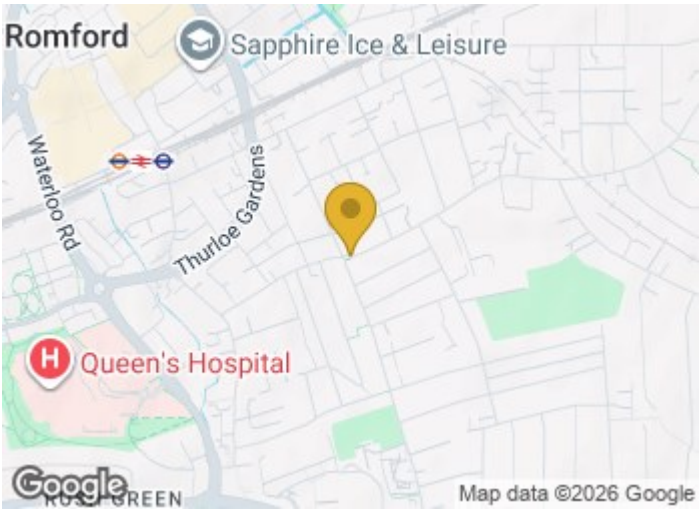
Kitchen
8'6 x 7'7 (2.59m x 2.31m)
Double glazed window to side, coved ceiling, spotlights, range of gloss white base and eye level wall cabinets with worktops, part tiled walls, integrated fridge/freezer, four burner gas hob set into worktop with integrated oven beneath, composite sink, tiled flooring.

Bedroom
12' x 9'4 max sizes (3.66m x 2.84m max sizes)
Double glazed window coved ceiling, spotlights, radiator, built in wardrobe and drawers, laminate flooring.

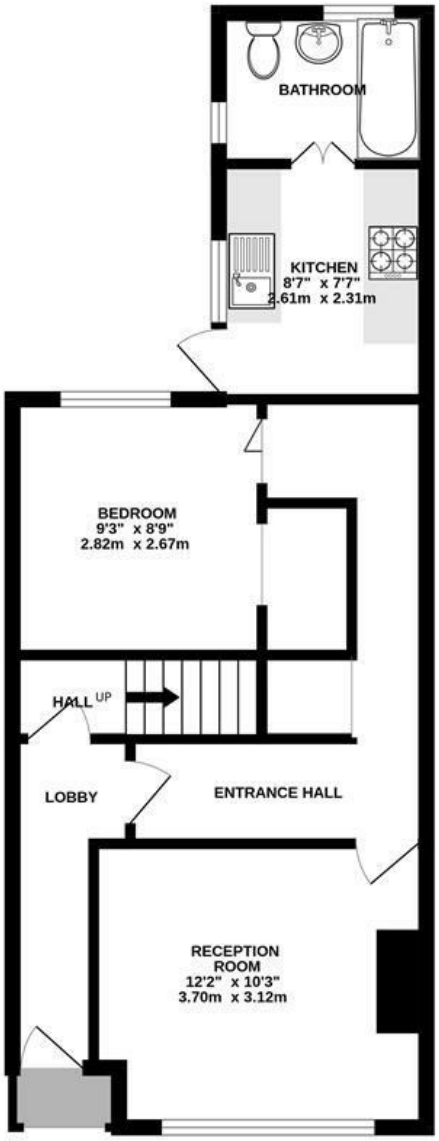
Bathroom
7'7 x 5'6 (2.31m x 1.68m)
Double glazed windows to side and rear, coved ceiling, spotlights, suite comprising of panelled bath with separate overhead shower and glass screen, wash basin with cupboard beneath and low level WC, part tiled walls. heated towel rail, tiled flooring.

Parking
To the front of the property there is a driveway providing two parking spaces for each property.

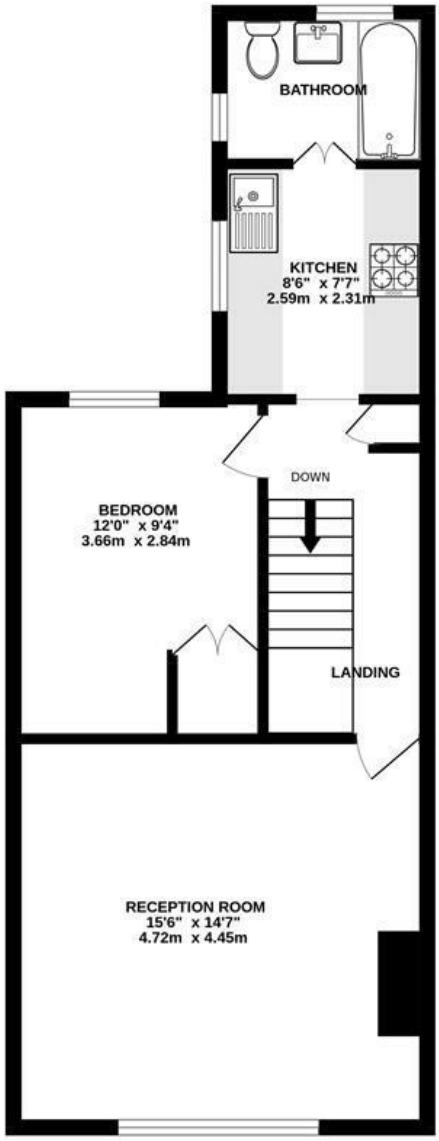
Both properties are currently leasehold with remaining leases of 57 years these can be extended at a premium, alternatively any interested party could look into acquiring the freehold.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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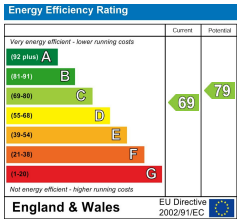
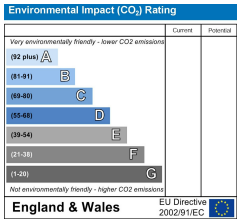
Material Information:
Council Tax Band: B
Tenure: Leasehold





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